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(54) Title: **BENZOIC AND PHENYL ACETIC ACID DERIVATIVES AS HNF-4 MODULATORS**

(57) Abstract: The present invention is directed to hepatocyte nuclear factor 4a (HNF-4a) receptor modulator compounds. This invention is also directed to pharmaceutical compositions containing such compounds as well as methods of using such compounds and pharmaceutical compositions for modulating HNF-4a receptors as well as processes mediated by HNF-4a receptors. Also provided are methods of making such compounds and pharmaceutical compositions, as well as intermediates used in their synthesis.

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